تـــلال القـــرم
Telal al Qurm

INTEGRATED TOURISTIC COMPLEX

Life... As You Love It!



الارجان
ALARGAN
الحياة... كما تحبها
Life... As You Love It

Established in 1994, and listed on the Kuwait Stock Exchange since 2007, ALARGAN has grown from a family-owned business into a mature real estate development enterprise operating in the Middle East and North Africa with developments in the State of Kuwait, the Sultanate of Oman, the Kingdom of Bahrain and the Kingdom of Morocco.

As a real estate firm, ALARGAN offers a full range of services including architectural design, construction and contracting, property management, project management and real estate sales and marketing. Over time, it has expanded into additional sectors including hospitality, health and fitness, education and healthcare, reflecting its visionary approach to growth and leading some of the strongest brands in their categories.

ALARGAN strives to embody its motto **"Life... as you love it!"** in all its projects, designing environments that reflect the concepts of "life, work, entertainment, and enjoyment," providing a unique experience for all customers.

Furthermore, the company aims to promote sustainable values within the community by creating projects that align with global sustainability standards. ALARGAN is the first company in Kuwait to receive LEED (Leadership in Energy and Environmental Design certification) from the U.S. Green Building Council, demonstrating its commitment to energy and environmental design.

Additionally, the company follows a moderate investment policy and seeks to seize investment opportunities with favourable and stable returns according to the investment market cycle.

INVEST IN MUSCAT'S DIVERSE BEAUTY

Muscat, cradled on the edge of Arabian Peninsula, mirrors Oman's deep cultural heritage and promising future. Its magnificent landscapes, featuring pristine beaches, majestic mountains, and expansive deserts, alongside architectural marvels and exceptional living spaces, make Muscat a haven for both residents and visitors alike. Oman government's dedication to diversification and infrastructure development has established a foundation for a thriving investment environment, reinforced by political and economic stability.

- Ownership privileges with freehold title deed
- Residency status
- Ownership transferable by sale and inheritance



ELEVATED LIFESTYLE, ACCESSIBLE PRICE

Telal Al Qurm, located in Qurum is the perfect residential community, offering townhouses, apartments, plots, and retail units. A perfect place to enjoy green spaces, urban parks, commercial areas, a community centre, along with 4 & 5 star hotels. Close to shopping arcades, offices, banks, leisure areas, and the beach, Telal Al Qurm is for those who want to experience the vibrant city of Muscat in its best form.



JEWEL OF CONNECTIVITY AND SERENE LIVING

Telal Al Qurm, nestled between Wattayah and Qurum, offers breathtaking views and minimal congestion, serving as a peaceful city retreat. Its prime location bridges Ruwi and Seeb, offering a blend of dynamism and convenience. Easy access via Muscat Expressway, Sultan Qaboos Street, and Al Nahdha Street keeps you well-connected. Positioned to immerse you in Muscat's vibrant lifestyle, Telal Al Qurm combines culture, leisure, and business opportunities.

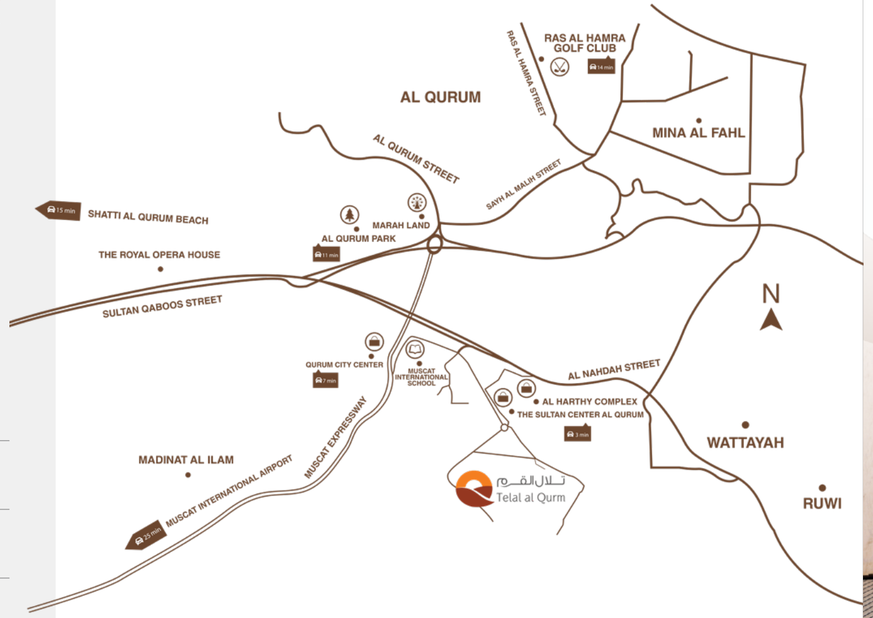
3 mins The Sultan Center Al Qurum

11 mins Al Qurum Park

14 mins Ras Al Hamra Golf

15 mins Shatti Al Qurum Beach

25 mins Muscat International Airport



A PERFECT HAVEN

The luxurious Tilal Al-Qurm residential project reflects a unique lifestyle, where facilities and services come together to provide an exceptional experience of enjoyment and relaxation in harmony with nature. Every detail has been meticulously designed to create a perfect atmosphere that enhances comfort and tranquility.



MASTERPLAN

The masterplan of Telal Al Qurm is meticulously designed to blend luxury living with environmental harmony, creating a vibrant and sustainable community in the heart of Muscat.

GROSS LAND AREA (GLA)

Freehold Land	Usufruct
164,900 m²	36,303 m²



ALARGAN has funded the construction of a new 4x4 metre bridge, showcasing its commitment to the community. This Irish bridge is set to increase the connectivity of Telal Al Qurm and will ensure year-round access for residents and the public. Approved by the Municipality after a thorough hydrology study, the bridge features efficient drainage for all seasons.

PROJECT COMPONENTS

- Apartments
- Townhouses
- Villas
- Offices
- Serviced Apartments
- 4 & 5 Star Hotels
- Retail Mixed Use Souk
- Landscaped Parks
- Sports & Entertainment



DEVELOPED PLOTS

The plots at Telal Al Qurm are thoughtfully crafted to maximize space and functionality, offering a variety of layouts that cater to diverse tastes and lifestyle needs.

346 units, ranging from 1 to 3 bedrooms, have been developed and sold in Telal Al Qurm. Out of these units, 329 are owned by Omanis, representing 95%. All buildings except the townhouses feature commercial spaces on the ground floor to meet the needs of residents.

This exceptional project will feature a collection of luxurious 4- and 5-star hotels, offering world-class amenities, unparalleled comfort, and an exceptional dining experience. Designed to cater to leisure travelers and residents, these hotels promise an exquisite blend of sophistication and convenience

Commercial + Apartments Site 1

Commercial + Apartments Site 2

Commercial + Apartments Site 3

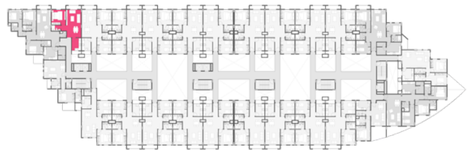
Townhouses



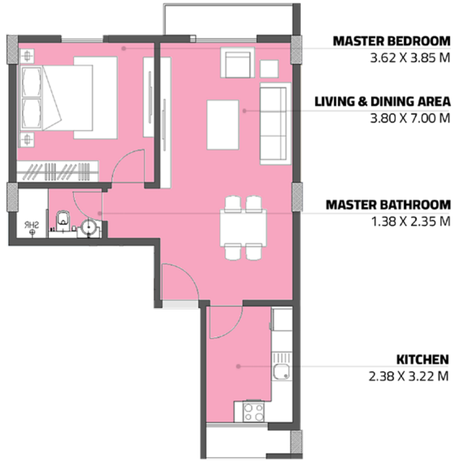
Built Apartments mix	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Apartments site 1	16	48	16	0	80
Apartments site 2	60	40	20	0	120
Apartments site 3	0	60	40	0	100
Townhouses	0	0	0	46	46
Total	**76**	**148**	**76**	**46**	**346**

1 BEDROOM APARTMENT

TYPE 1 | AREA 62 m²



BUA (Typical Floor)
2,610 SQM

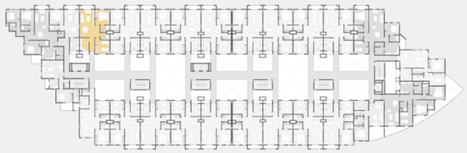




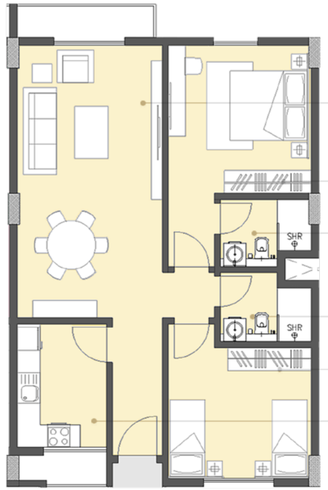


2 BEDROOM APARTMENT

TYPE 1 | AREA 89 m²



BUA (Typical Floor)
2,610 SQM



LIVING & DINING AREA
3.80 X 7.00 M

MASTER BEDROOM
3.62 X 3.85 M

MASTER BATHROOM
1.38 X 2.35 M

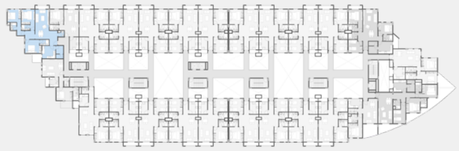
BATHROOM 1
1.38 X 2.35 M

BEDROOM 1
3.62 X 3.85 M

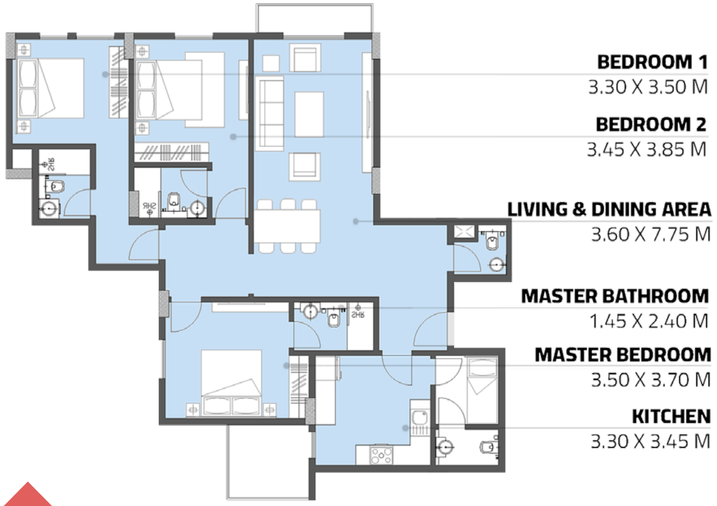
KITCHEN
2.38 X 3.22 M

3 BEDROOM APARTMENT

TYPE 1 | AREA 133 m²



BUA (Typical Floor)
2,610 SQM



BEDROOM 1
3.30 X 3.50 M

BEDROOM 2
3.45 X 3.85 M

LIVING & DINING AREA
3.60 X 7.75 M

MASTER BATHROOM
1.45 X 2.40 M

MASTER BEDROOM
3.50 X 3.70 M

KITCHEN
3.30 X 3.45 M



3 BEDROOM DUPLEX

TYPE 1A | AREA 179 m²



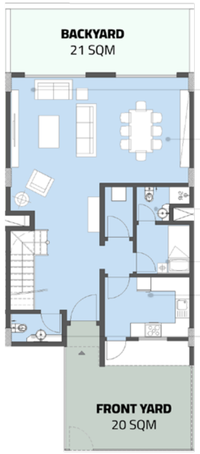


BUA (Ground Floor)
2,766 SQM

BUA (First Floor)
2,677 SQM

GROUND FLOOR

AREA - 92m²



LIVING AREA
3.80 X 6.47 M

DINING AREA
3.80 X 4.50 M

MAID'S ROOM
2.15 X 2.30 M

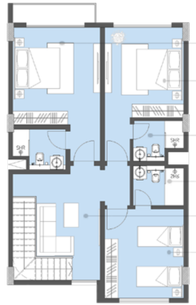
MAID'S BATHROOM
1.40 X 2.30 M

KITCHEN
2.55 X 3.90 M

GUEST WC
1.20 X 2.20 M

FIRST FLOOR

AREA - 87m²



MASTER BEDROOM
3.90 X 4.32 M

BEDROOM 01
3.80 X 4.00 M

BATHROOM 01
1.80 X 2.55 M

BATHROOM 02
1.77 X 2.55 M

FAMILY LIVING AREA
2.85 X 3.68 M

BEDROOM 02
3.80 X 3.97 M

4 BEDROOM DUPLEX

TYPE 1 | AREA 276 m²

GROUND FLOOR







BUA (Ground Floor)
2,766 SQM

BUA (First Floor)
2,677 SQM

FIRST FLOOR





تـــلال القـــرم

Telal al Qurm

Integrated Touristic Complex

+968 94267892
www.telalalqurm.com